

116.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

715,300 / 715,300

USE VALUE:

715,300 / 715,300

ASSESSED:

715,300 / 715,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: AGOSTINELLI MARY L	
Owner 2:	
Owner 3:	

Street 1: 10 HANCOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: AGOSTINELLI ARTHUR/MARY -

Owner 2: TRS/AGOSTINELLI TRUST -

Street 1: 10 HANCOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,304 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1812 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7304		Sq. Ft.	Site		0	70.	0.88	6									447,385						447,400	

Total AC/HA: 0.16768

Total SF/SM: 7304

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 447,385

Spl Credit

Total: 447,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

715,300 / 715,300

715,300 / 715,300

715,300 / 715,300

User Acct	74350
GIS Ref	
GIS Ref	
Insp Date	
10/04/18	

18995!	
PRIOR	
Date	Time
12/10/20	23:31:15
PRIOR	
Date	Time
10/09/18	10:03:29
apro	

USER DEFINED	
Prior Id # 1:	74350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
116.0-0001-0021.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	267,600	300	7,304.	447,400	715,300	715,300
2019	101	FV	223,100	300	7,304.	441,000	664,400	664,400
2018	101	FV	223,100	0	7,304.	338,700	561,800	561,800
2017	101	FV	223,100	0	7,304.	319,600	542,700	542,700
2016	101	FV	223,100	0	7,304.	294,000	517,100	517,100
2015	101	FV	209,900	0	7,304.	274,800	484,700	484,700
2014	101	FV	209,900	0	7,304.	253,100	463,000	463,000
2013	101	FV	209,900	0	7,304.	253,100	463,000	463,000

SALES INFORMATION

TAX DISTRICT								
PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
AGOSTINELLI ART	66024-101		9/2/2015	Convenience		1	No	
AGOSTINELLI ART	34288-193		12/11/2001	Family		1	No	
	9423-245		1/1/1901			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2018								
3/3/2009								
2/11/2000								
9/4/1993								AJS

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Meas/Inspect	372	PATRIOT
2/11/2000	Meas/Inspect	263	PATRIOT
9/4/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

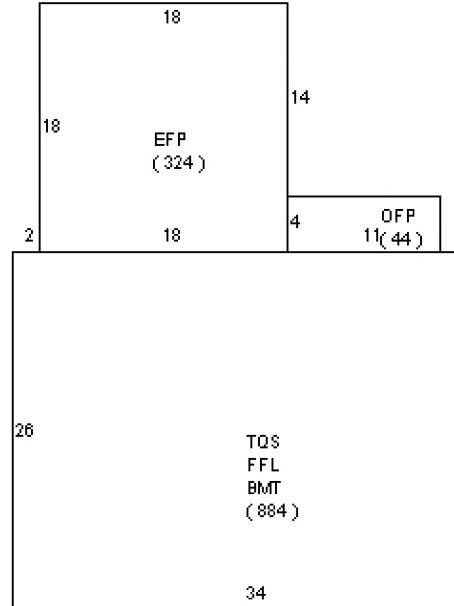
/ / /

EXTERIOR INFORMATION		
Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

ATH FEATURES	
Bath	2
Bath:	Rating:
Bath:	Rating:
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	2
	Rating: Average
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
	Rating: Average

COMMENTS
SINK BMT TOILET BMT.

SKETCH



GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1959
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

Flue: Rating:

ONDO INFORMATION		LM 1				
Location:		Lower				
Total Units:		Totals	RMs: 7	BRs: 4	Baths: 2	HB
Floor:		REMODELING		RES BREAKDOWN		
% Own:						
Name:		Exterior:		No Unit	RMS	BRS
		Interior:		1	7	4

INTERIOR INFORMATION

INTERIOR INFORMATION

INTERIOR INFORMATION

Condition:	AG - Avg-Good	26.	%	Additions:	
Functional:			%	Kitchen:	
Economic:			%	Baths:	
Special:			%	Plumbing:	
Override:			%	Electric:	
	Total:	26.4	%	Heating:	
				General:	
					Totals
					1 7 4

ALC SUMMARY

MOBILE HOME

SPEC FEATURES/YARD ITEMS PARCEL ID 116-0-0001-0021.0

ITEMS

Code	Description	W	H	Qty	Size/Dim	Qual	Con	Year	Unit	Price	UoC	Dep	Loc	Fact	ND/Fa	Appr Value	Used/Act	Current Value
2	Frame Shed	D	Y	1	7X8	A	AV	1975		0.00	T	35.2	101					
19	Patio	D	Y		18x10	A	AV	1975		6.00	T	35.2	101			300		300

PARCEL ID 116.0-0001-0021.

Prod. JFact Juris Value

IMAGE

AssessPro Patriot Properties, Inc

